

# CASE SUMMARY

APPLICATION TYPE: PLAN AMENDMENT  
ONE YEAR PLAN AMENDMENT



**File Number:** 7-A-22-PA                      **Related File Number:** 7-D-22-SP  
**Application Filed:** 5/27/2022              **Date of Revision:**  
**Applicant:** DOWELL SPRINGS COMPANY

## PROPERTY INFORMATION

**General Location:** Northeast end of Dowell Springs Blvd., north of intersection with Old Weisgarber  
**Other Parcel Info.:**  
**Tax ID Number:** 106 D A 00914                      **Jurisdiction:** City  
**Size of Tract:** 22.18 acres  
**Accessibility:** Access is via Dowell Springs Boulevard, a local street pavement width of 25-ft within a right-of-way width of 50-ft.

## GENERAL LAND USE INFORMATION

**Existing Land Use:** Agriculture/forestry/vacant  
**Surrounding Land Use:**  
**Proposed Use:**    **Density:**  
**Sector Plan:** Northwest County              **Sector Plan Designation:** O/HP  
**Growth Policy Plan:** N/A  
**Neighborhood Context:** This area is a transitional area consisting primarily of office uses between industrial uses along East Weisgarber Rd and single family residential adjacent to Dick Lonas Road.

## ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

**Street:** 0 Dowell Springs Rd.  
**Location:**  
**Proposed Street Name:**  
**Department-Utility Report:**  
**Reason:**

## ZONING INFORMATION (where applicable)

**Current Zoning:** RN-5 (General Residential Neighborhood), OP (Office Park) & (Hillside Protection) Overlay  
**Former Zoning:**  
**Requested Zoning:**  
**Previous Requests:**  
**Extension of Zone:** No  
**History of Zoning:** 12-D-97-RZ: A-1 to O-3 / RP-1; 7-D-00-RZ: A-1, O-3 & RP-1 to PC-1, O-1, O-3 & RP-1

## PLAN INFORMATION (where applicable)

**Current Plan Category:** O (Office) & HP (Hillside Protection)  
**Requested Plan Category:** MDR/O (Medium Density Residential/Office) & HP (Hillside Protection)

## **SUBDIVISION INFORMATION (where applicable)**

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

## **OTHER INFORMATION (where applicable)**

Other Bus./Ord. Amend.:

## **PLANNING COMMISSION ACTION AND DISPOSITION**

Planner In Charge:

Liz Albertson

Staff Recomm. (Abbr.):

Approve the one year plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because it provides a transitional land use between the office and industrial uses and the adjacent residential area.

Staff Recomm. (Full):

Comments:

ONE YEAR PLAN AMENDMENT REQUIREMENTS FROM GENERAL PLAN (May meet any one of these):

AN ERROR IN THE PLAN:

1. While there is not an error in the plan, this area should be shown as MDR/O because allows for a transitional land use classification that also permits consideration of zone districts that permit a range of housing types. It is well positioned between an employment center, Dowell Springs Business Park, an industrial area, and a low density residential area.
2. This area is also served by transit and sidewalks.

A SIGNIFICANT CHANGE IN THE DEVELOPMENT PATTERN, OR THE COMPLETION OF A PUBLIC IMPROVEMENT (ROAD, PARK, SEWER), WHICH CHANGES THE BASIS ON WHICH THE PLAN WAS DEVELOPED FOR AN AREA:

1. This area, while shown as Office on the sector plan, has remained undeveloped as office currently. The demand for additional residential opportunities and need for a transitional land use designation with the adjacent residential area makes MDR/O an appropriate land use designation.

A CHANGE IN PUBLIC POLICY, UNANTICIPATED BY THE PLAN:

1. There has been no change in public policy that would initiate the need for a plan amendment, however, the demand for a variety of housing types across the City of Knoxville and Knox County, particularly in the Northwest County Sector, has been well documented in local development activity data.

NEW INFORMATION (INCLUDING NEW PLANS AND STUDIES PRODUCED BY KNOXVILLE-KNOX COUNTY PLANNING) BECOMING AVAILABLE, WHICH REVEALS THE NEED FOR A PLAN AMENDMENT:

1. No new information that has been produced by this agency reveals the need for a plan amendment. However, local data sources and national data trends note an increased demand for a range of housing opportunities, which an amendment to a transitional land use classification that includes medium density residential zone districts could enable.

Action:

Approved

Meeting Date: 7/14/2022

Details of Action:

Summary of Action:

Approve the one year plan amendment to MDR/O (Medium Density Residential/Office) and HP (Hillside Protection) because it provides a transitional land use between the office and industrial uses and the adjacent residential area.

Date of Approval:

7/14/2022

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?:  Action Appealed?:

## **LEGISLATIVE ACTION AND DISPOSITION**

Legislative Body:

Knoxville City Council

Date of Legislative Action:

8/23/2022

Date of Legislative Action, Second Reading: 9/6/2022

**Ordinance Number:**

**Disposition of Case:**       Approved

**If "Other":**

**Amendments:**

**Date of Legislative Appeal:**

**Other Ordinance Number References:**

O-122-2022

**Disposition of Case, Second Reading:**

Approved

**If "Other":**

**Amendments:**

**Effective Date of Ordinance:**